



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

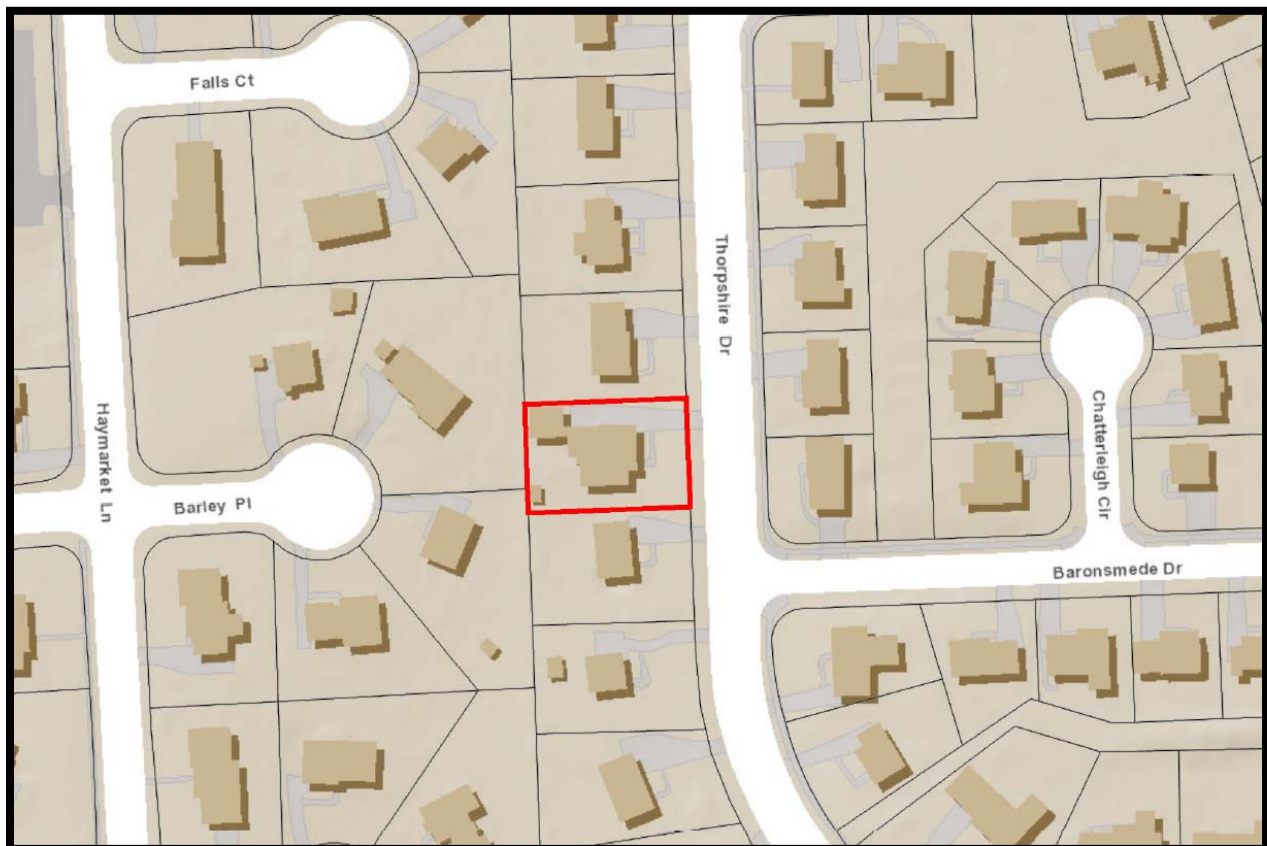
**Case File:** A-112-17

**Property Address:** 1824 Thorpshire Drive

**Property Owner:** Will and Anna Schien

**Project Contact:** Will Schien

**Nature of Case:** A request for a 2' rear yard setback variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance as well as a 9.2' variance from the building to building spacing requirement set forth in Section 6.7.2.B. to permit a shipping container located 3' from the rear property line and 10" from a detached garage on a .26 acre parcel zoned Residential-4 and located at 1824 Thorpshire Drive.



**1824 Thorpshire Drive – Location Map**

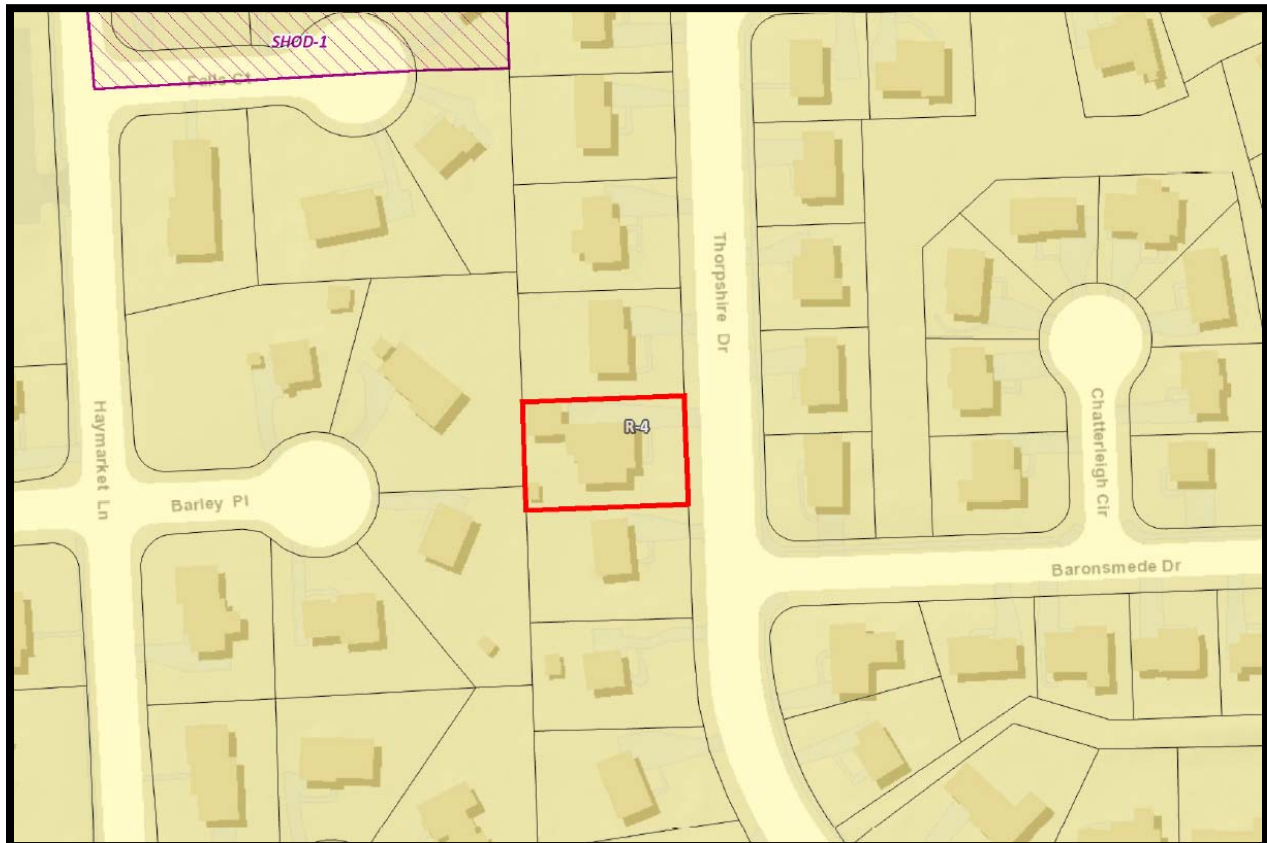
---

**To BOA:** 11-13-17

**Staff Coordinator:** Eric S. Hodge, AICP

---

**ZONING  
DISTRICTS:** Residential-4



### 1824 Thorpshire Drive – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-4

**Lot Dimensions**

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

**Yard Type**                      **Minimum Setback (Principal Bldg)**

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'

**Yard Type**                      **Minimum Setback (Accessory)**

Primary Street	50'
Side Street	20'
Side	5'
Rear	5'

Sec. 6.7.2.B      No accessory structure may be located closer than 10 feet to any other building or structure on the same lot



# Application for Variance



**RALEIGH**  
DEPARTMENT OF  
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
Nature of variance request (if more space is needed, submit addendum on separate sheet):  Shipping container behind garage for extra storage.	Transaction Number  A-112-17
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.	

GENERAL INFORMATION		
Property Address	1824 Thorpshire Dr. Raleigh, NC 27615	Date 9/8/17
Property PIN	Current Zoning	
Nearest Intersection	Thorpshire Dr. and Baronsmede Dr.	Property size (in acres)
Property Owner	Will Schien	Phone 336-416-0845 Fax 919-800-3300
Owner's Mailing Address	1824 Thorpshire Dr. Raleigh, NC 27615	Email willschien@gmail.com
Project Contact Person	Will Schien	Phone 336-416-0845 Fax 919-800-3300
Contact Person's Mailing Address	1824 Thorpshire Dr. Raleigh, NC 27615	Email willschien@gmail.com
Property Owner Signature	<i>Will Schien</i>	Email willschine@gmail.com
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>8<sup>th</sup></u> day of <u>September</u> , 20 <u>17</u>	<i>Shamya S. Vanterpool</i> 	

# Application for Variance

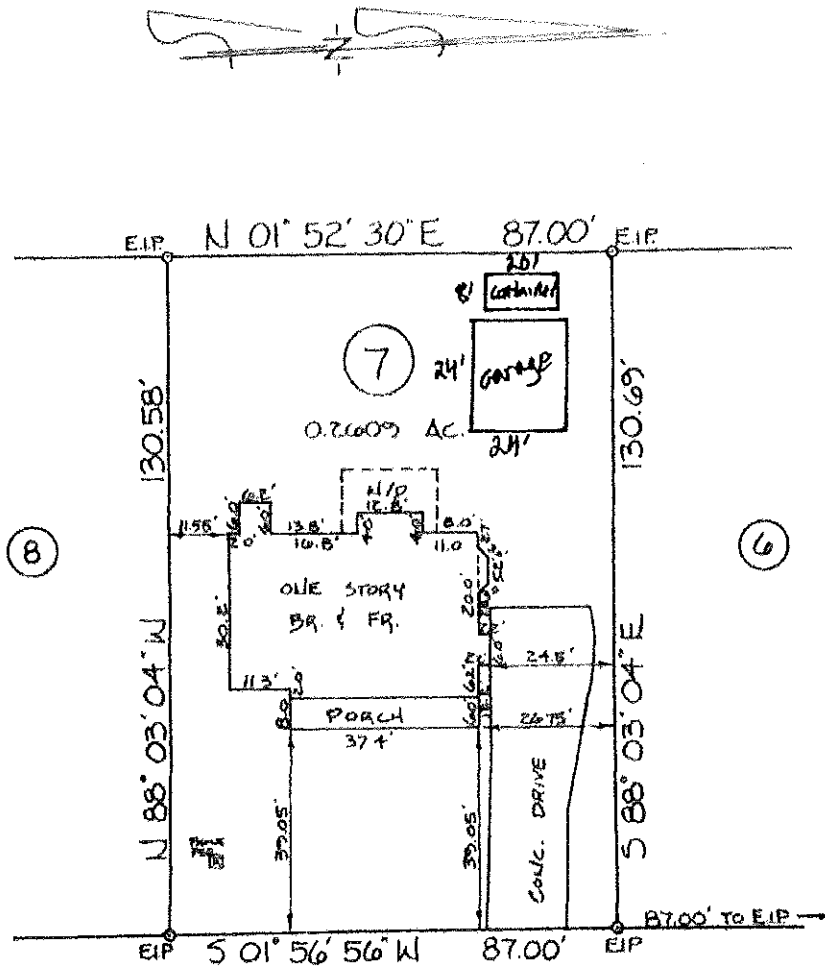


Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p>Nature of variance request (If more space is needed, submit addendum on separate sheet):</p> <p>Requesting a variance to put a shipping container behind my garage</p>	Transaction Number
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION			
Property Address	1824 Thorpshire Dr. Raleigh NC 27615	Date	7/12/17
Property PIN	Current Zoning		
Nearest Intersection	Thorpshire Dr. and Baronsmede Dr.		Property size (in acres)
Property Owner	Will Schien	Phone	336-416-0845 Fax 919-800-3300
Owner's Mailing Address	1824 Thorpshire Dr. Raleigh 27615	Email	WillSchien@gmail.com
Project Contact Person	Will Schien	Phone	336-416-0845 Fax 919-800-3300
Contact Person's Mailing Address	Same as above	Email	Same as above
Property Owner Signature	[Signature]	Email	Same as above
Notary	Notary Signature and Seal		
<p>Sworn and subscribed before me this _____ day of _____, 20____</p>			



THORPSHIRE DRIVE  
60' R/W

A PORTION OF:

**THORPSHIRE FARM**

LOT 7 BLOCK       

RECORDED IN BOOK OF MAPS 1987 VOL.        PAGE 1542

WAKE COUNTY, N.C.

ASHLEY ELKINS, LAND SURVEYOR, MAY THIS MAP IS CORRECT AND THE SURVEYER'S LINE WHOLLY ON THE LOT AND THAT THERE ARE NO OTHER ENCROACHMENTS OTHER THAN THOSE SHOWN ON SURVEY, IF ANY.

ASHLEY ELKINS, LAND SURVEYOR, L 2584

PROPERTY OF:

C. STANLEY GODWIN & WIFE,  
SCARLETT W. GODWIN  
1824 THORPSHIRE DRIVE  
RALEIGH, NC.

SCALE  
1" = 30'

DATE  
9/22/88

43-91

LAND SURVEYORS

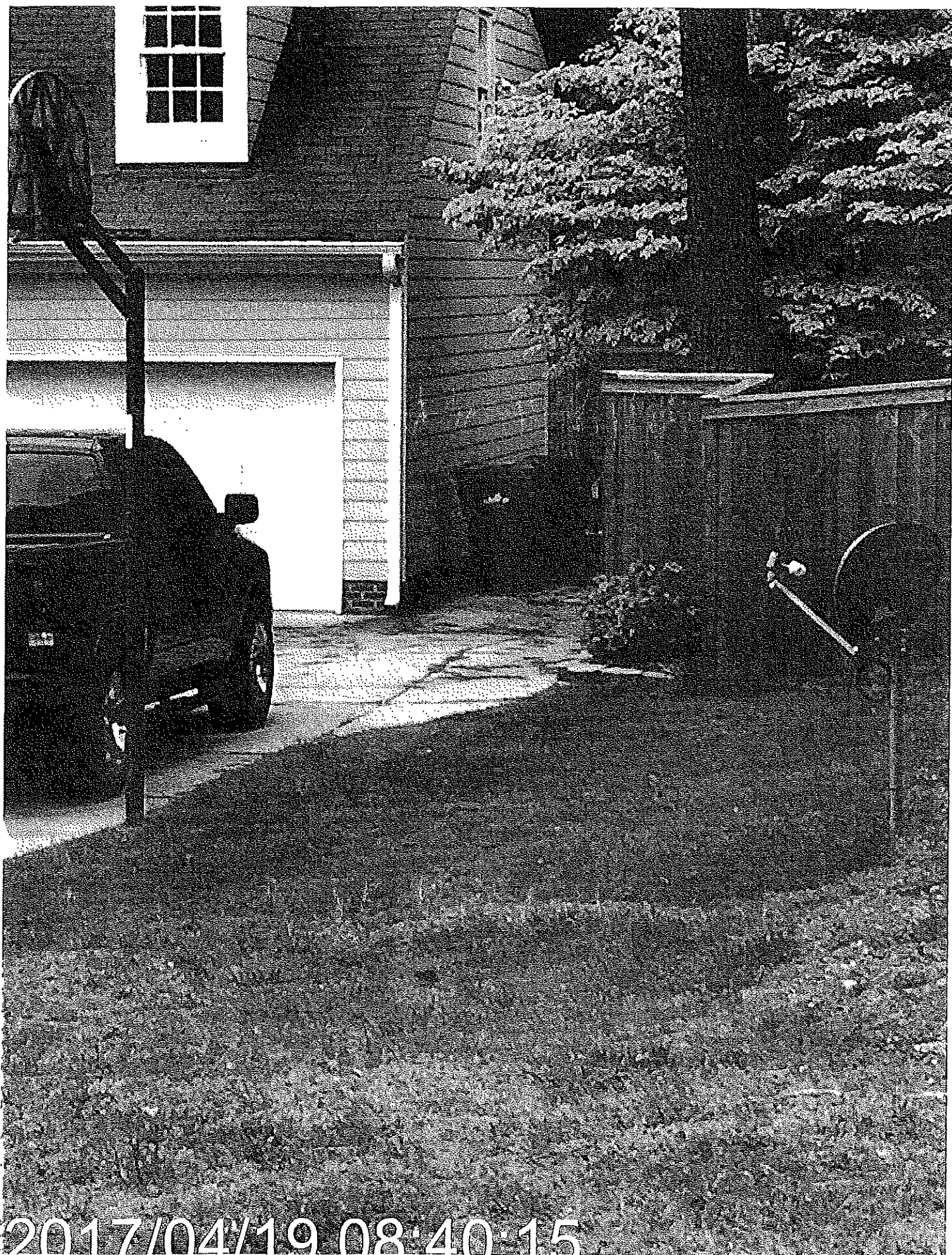
P.O. BOX 28747  
RALEIGH, NC 27611-8747

ASHLEY ELKINS, RLS

(919) 886-0818

640 FILE: THORPSHIRE  
DIX # 10





2017/04/19 08:40:15











1718501806  
EVERHARD, JULIETTE J  
1820 THORPSHIRE DR  
RALEIGH NC 27615-3735

1718408998  
MALLARD, MARCIA W  
1604 FALLS CT  
RALEIGH NC 27615-3509

1718409669  
THOMPSON, TIMOTHY BRIAN PELLETIER,  
GAIL LORRAINE  
1608 BARLEY PL  
RALEIGH NC 27615-3504

1718409853  
SOUTHERN, BENJAMIN G  
1009 DAIRY HOUSE CT  
WAKE FOREST NC 27587-4656

1718419072  
ELLIS, JERRY L ELLIS, CAROL W  
1608 FALLS CT  
RALEIGH NC 27615-3509

1718501619  
GARRETTSON, LAWRENCE GARRETTSON,  
CONSTANCE M  
1828 THORPSHIRE DR  
RALEIGH NC 27615-3735

1718501707  
SCHIEN, WILLIAM DOUGLAS SCHIEN,  
ANNA GRAY  
1824 THORPSHIRE DR  
RALEIGH NC 27615-3735

1718501904  
ROYAL, ROBERT WALTER TRUSTEE  
ROYAL, VIRGINIA KAUFF...  
1816 THORPSHIRE DR  
RALEIGH NC 27615-3735

1718502774  
TYSOR, PAUL GREGORY TYSOR, SUSAN M  
1829 THORPSHIRE DR  
RALEIGH NC 27615-3736

1718502873  
CHAVIOUS, NATHAN  
1825 THORPSHIRE DR  
RALEIGH NC 27615-3736

1718502971  
FAIRFAX, WILLIAM A JR FAIRFAX, SUSAN B  
1821 THORPSHIRE DR  
RALEIGH NC 27615-3736

1718502979  
MCLAURIN, TERRY C MCLAURIN, DEE DEE  
T  
1817 THORPSHIRE DR  
RALEIGH NC 27615-3736

1718510093  
FERGUSON, KENTON ROBERT  
FERGUSON, KATHERINE GARNER  
1812 THORPSHIRE DR  
RALEIGH NC 27615-3735